093.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	643,000	/	643,000
USE VALUE:	643,000	/	643,000
ASSESSED:	643,000	/	643,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NIIVA-SAWYER HELENA
Owner 2:	
Owner 3:	
Street 1:	118 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KANGAS WINIFRED G -
Owner 2:	-
Street 1:	118 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6437.000	213,800		429,200	643,000
Total Card	0.148	213,800		429,200	643,000
Total Parcel	0.148	213,800		429,200	643,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.42 | /Parcel: 478.42

Legal Description

User Acct
60249
GIS Ref
GIS Ref
Insp Date
10/01/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 093.0-0003-0001.0

!7598!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,800	0	6,437.	429,200	643,000		Year end	12/23/2021
2021	101	FV	206,500	0	6,437.	429,200	635,700		Year End Roll	12/10/2020
2020	101	FV	206,500	0	6,437.	429,200	635,700	635,700	Year End Roll	12/18/2019
2019	101	FV	179,700	0	6,437.	435,300	615,000	615,000	Year End Roll	1/3/2019
2018	101	FV	179,700	0	6,437.	324,900	504,600	504,600	Year End Roll	12/20/2017
2017	101	FV	179,700	0	6,437.	294,300	474,000	474,000	Year End Roll	1/3/2017
2016	101	FV	179,700	0	6,437.	282,000	461,700	461,700	Year End	1/4/2016
2015	101	FV	168,400	0	6,437.	239,100	407,500	407,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:50:48

LAST REV

Date	Time
07/31/19	09:47:49
apro	

TAX DISTRICT | PAT ACCT. 7598

USER DEFINED

Prior Id # 1:	60249
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KANGAS WINIFRED	48518-142		11/17/2006		340,000	No	No		
KANGAS WINIFRED	48025-324		8/22/2006	Family	1	No	No		
KANGAS WINIFRED	43010-77		8/9/2004	Family	1	No	No		
KANGAS WINIFRED	43010-71		8/9/2004	Family	1	No	No		
	9822-451		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Meas/Inspect	294	PATRIOT
2/24/2007	MLS	MM	Mary M
3/16/2000	Inspected	263	PATRIOT
2/2/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6437		Sq. Ft.	Site		0	70.	0.95	5									429,178						429,200	

Total AC/HA:	0.14777	Total SF/SM:	6437	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,178	Spl Credit		Total:	429,200

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - Drywall	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	5 - Lino/Vinyl	15 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99544507
Adj $ / SQ:	147.824
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309876
Depreciation:	96061
Depreciated Total:	213814

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

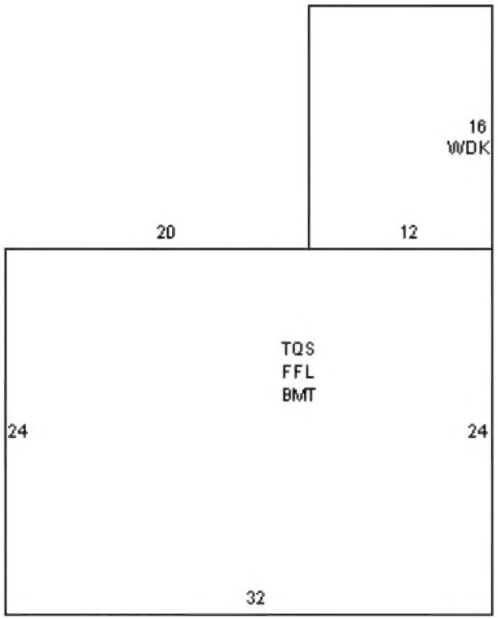
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.82
Special Features:	0	Val/Su Net:	92.80
Final Total:	213800	Val/Su SzAd	159.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.350	34,059
FFL	First Floor	768	147.820	113,529
TQS	3/4 Story	576	147.820	85,146
WDK	Deck	192	11.160	2,142

Net Sketched Area:	2,304			Total:	234,876
Size Ad	1344	Gross Area	2496	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	